

ADOPTED MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

July 21, 2020

The Greenville Planning and Zoning Commission met on the above date at 6:00 pm in Council Chambers at City Hall.

Mr. Les Robinson - Chair *	
Mr. Kevin Faison - *	Mr. Allen Thomas - *
Mr. Michael Overton -*	Mr. John Collins - *
Mr. Alan Brock - X	Mr. Hap Maxwell - *
Mr. Billy Parker - X	Mr. Brad Guth - X
Mr. Max Ray Joyner III - *	Mr. Chris West - *

The members present are denoted by an * and the members absent are denoted by an X.

VOTING MEMBERS: Robinson, Overton, Joyner, Maxwell, Collins, Faison, West and Thomas

PLANNING STAFF: Chantae Gooby, Chief Planner; Bradleigh Sceviour, Planner II; Tony Parker, Planner I; and Thomas Barnett, Director of Planning and Development Services

OTHERS PRESENT: Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Maxwell, seconded by Mr. Faison, to accept the June 16, 2020 and June 18, 2020 minutes. Motion passed unanimously.

OLD BUSINESS

2. Chair Robinson stated there was a request for item 2 to be continued to the August 18, 2020 P&Z meeting.

Motion made by Mr. West, seconded by Mr. Maxwell, to approve the request. Motion passed unanimously.

3. Chair Robinson stated there was a request for item 3 to be continued to the August 18, 2020 P&Z meeting.

Motion made by Mr. Overton, seconded by Mr. West, to approve the request. Motion passed unanimously.

4. Chair Robinson asked to hear from staff.

Ms. Gooby asked for a continuance stating that all parties involved are continuing to work together. Staff would like to continue to work on a revised text amendment for the August 18, 2020 meeting.

Motion made by Mr. Maxwell, seconded by Mr. Collins, to approve the request. Motion passed unanimously.

5. Chair Robinson stated there was a request for item 5 to be continued to the August 18, 2020 P&Z meeting.

Motion made by Mr. Thomas, seconded by Mr. West, to approve the request. Motion passed unanimously.

New Business

Rezoning

6. ORDINANCE REQUESTED BY JOHN F. MOYE, SR. HEIRS TO REZONE 23.9964 ACRES LOCATED SOUTH OF GREENVILLE BLVD BETWEEN ALLENDALE DR. AND DICKINSON AVENUE EXTENSION FROM RA20 (RESIDENTIAL AGRICULTURAL) TO R6A-RU (RESIDENTIAL MEDIUM DENSITY RESTRICTED RESIDENTIAL OVERLAY).

Mr. Brad Sceviour delineated the property. The property is located in the southwest quadrant of the City. The previous request was 15.0936 acres whereas the current request is 23.9964 acres. The existing land use is vacant. The property is not in the floodway but is in Greens Mill Run Watershed. If stormwater rules apply, it will require 25-year stormwater detention and nitrogen and phosphorus reduction. There is also a riparian buffer along the boundary of the property. The new request has increased the projected trips generation to 1,109 trips per day. The current zoning can accommodate about 42 single-family residences, whereas the new request would accommodate 130 duplex buildings (260 units). In Staff's opinion, the request is in compliance with the Future Land Use and Character Map as well as the Horizons 2026 Plan. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Ken Malpass, representing Rocky Russell and the Moye Family, spoke in favor on behalf of the applicant. The Church, the Moye family, and Mr. Russell have split the property. Mr. Russell will obtain the part to the west.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. Thomas, seconded by Mr. West, to recommend to approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Preliminary Plats

7. REQUEST BY HBL INVESTMENTS, LLC. THE PROPOSED PRELIMINARY SUBDIVISION PLAT IS ENTITLED "BENT CREEK- PHASE 6" AND LOCATED AT GORDON DRIVE. THE PROPERTY IS IDENTIFIED AS TAX PARCEL NUMBER 79107 AND CONSISTS OF 19 LOTS AND 6.994 ACRES.

Mr. Sceviour delineated the property. The project is located in the southwest quadrant of the City and is intended to be a duplex style development. The project is not located in the flood plain. The project meets the all technical requirements. Staff recommends approval of the preliminary plat.

Mr. Robinson opened the public hearing.

Mr. Scott Anderson, representing HBL Investments, spoke in favor on behalf of the applicant. He explained the project has stormwater management on-site

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. Overton, seconded by Mr. Joyner, to approve the request. Motion passed unanimously.

8. REQUEST BY ROCKY RUSSELL DEVELOPMENT, LLC. THE PROPOSED PRELIMINARY SUBDIVISION PLAT IS ENTITLED "STONEHAVEN" AND IS LOCATED AT THE PREMISE OF GREAT LAUREL CT. WEST OF ALLEN ROAD. THE PROPERTY IS IDENTIFIED AS TAX PARCEL NUMBER 76140 AND CONSISTS OF 44 LOTS AND 11.7957 ACRES.

Mr. Brad Sceviour delineated the property. The property is located in the southwest quadrant of the City, south of Teakwood Subdivision off of Allen Drive. The development is not located in the flood plain and will be single-family. The project meets the all technical requirements. Staff recommends approval of the preliminary plat.

Mr. Robinson opened the public hearing.

Mr. Richie Brown, representing Rocky Russell Development, spoke in favor on behalf of the applicant. He explained the project is a completion of Great Laurel Court.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. West, seconded by Mr. Joyner, to recommend approval. Motion passed unanimously.

Other Items of Business

9. ELECTION OF CHAIR AND VICE CHAIR

City Attorney Emanuel McGirt explained the process for electing the Chair and Vice Chair. He recommended voting for Chair first and Vice Chair second.

Mr. Robinson was nominated and elected Chair. Vote was unanimous.

Mr. Overton was nominated and elected Vice Chair. Vote was unanimous.

Mr. Robinson asked Mr. McGirt about an email the commission received from Lois Rossner expressing her concern about the Bent Creek preliminary plat (item number 7). It was decided her concern was not germane to the plat, therefore the item was not reopened.

Mr. McGirt asked Mr. Robinson and the commission how they wanted to conduct the August meeting, either via zoom or face to face. Commission members discussed COVID and the protocols surrounding the issue.

Motion made by Mr. Faison, seconded by Mr. Maxwell, that the commission meet in August face to face, with temperature checks and facemasks required by members and attendees. Motion passed unanimously.

Mr. Overton asked for discussion about continuance of items. Mr. Robinson said there has to be a significant reason for a continuance. Commission agreed there needs to be a reason associated with a continuance.

Motion made by Mr. West, seconded by Mr. Joyner, to adjourn. Motion passed unanimously.

Meeting adjourned at 7:01PM.

Respectfully submitted,

Chantae Gooby

Chief Planner